

DESIGN REVIEW DISTRICTS

While many associate Williamsburg's image and history with the restored colonial capital, Merchants Square, the Colonial Parkway and the College of William and Mary, the City is also blessed with numerous other buildings, neighborhoods and roads that have evolved over time and contribute to a sense of history as well as to the visual character of the community. The City's 1989 Comprehensive Plan outlined a program of preservation and design review to ensure that the special character of the City is preserved and maintained for the future. This program included two types of design review districts to meet these goals: an **Architectural Preservation District** and **Corridor Protection Districts**. These districts will be described in further detail in the following section.

ARCHITECTURAL PRESERVATION DISTRICT

In the **Architectural Preservation District**, the Architectural Review Board will review all construction, rehabilitation, relocation, demolition, and signage with the exclusion of the State properties of the College of William and Mary. It is the intent of this district as outlined in the 1989 Comprehensive Plan and the 1991 City Zoning Ordinance to protect these areas from adverse influences and to ensure that new uses, buildings and signs shall be in keeping with the character of the district.

The boundaries for the **Architectural Preservation District** (APD) were suggested by the 1989 Comprehensive Plan and developed based on further field study. The APD encompasses all of the older residential neighborhoods and historic sites in the City and the City's National Register sites: the Colonial Williamsburg Historic Area, the Old Campus of the College of William and Mary, and the sites of the colonial ports at College Landing and Capitol Landing. The sixteen residential neighborhoods and areas in the APD date from the turn of the century through the 1940s. These neighborhoods include: Capitol Landing Road, South Henry Street (College Landing Road), Peacock Hill, the Jamestown Road/Griffin Avenue/Newport Avenue/South Boundary Street area, the lower Richmond Road area, Colonial Extension on South England Street, Chandler Court, Pollard Park, College Terrace, West Williamsburg Heights, Indian Springs, Burns Lane, Braxton Court, West Williamsburg, Capitol Heights, and Pine Crest. (The major areas of the APD are identified on the enclosed map.) These numerous areas and features contribute to the historic, architectural and cultural image of the community and enhance the architectural excellence and historic importance of Colonial Williamsburg.

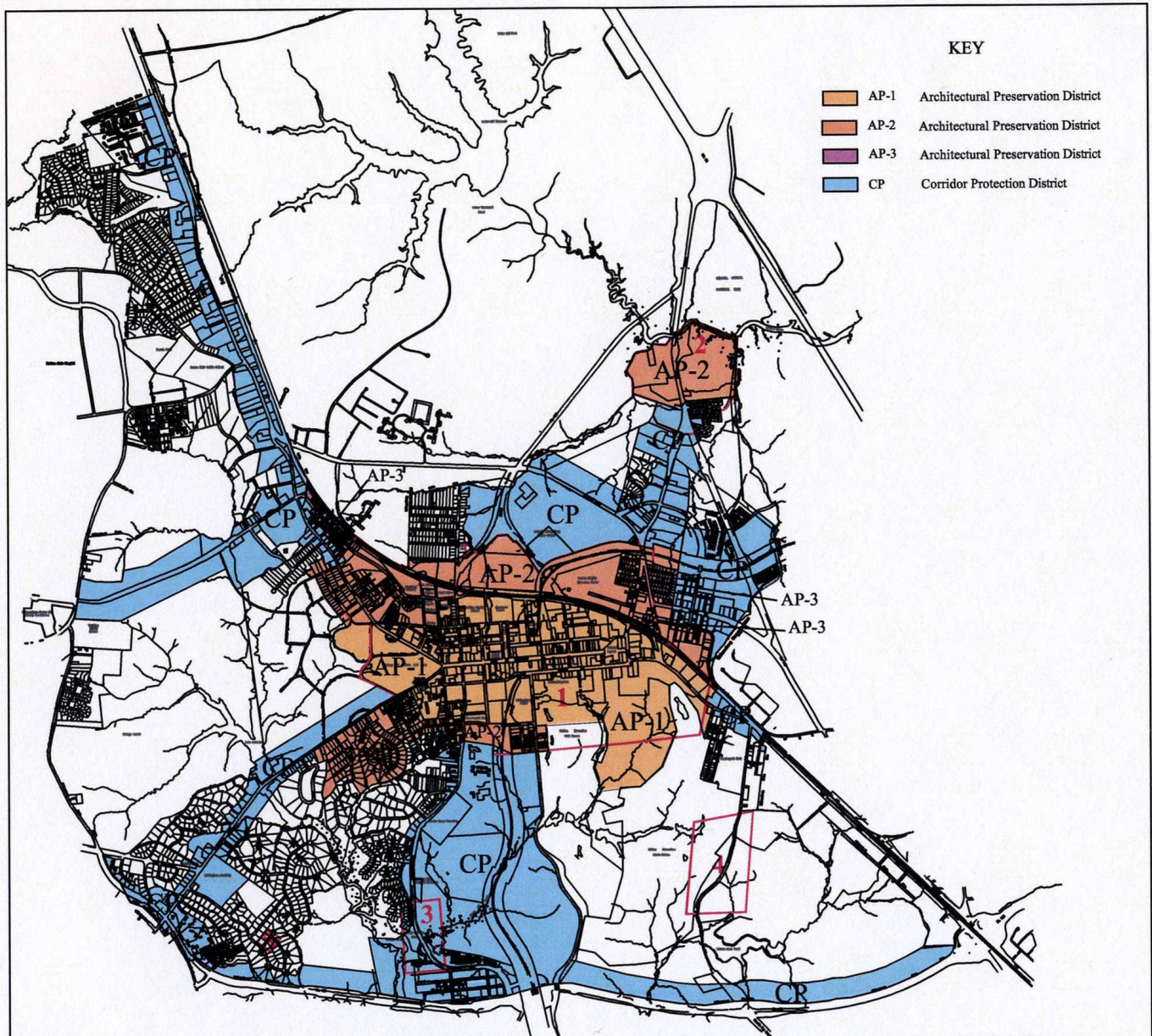
A Listing of Locally Significant Architecture and Areas in Williamsburg was created to assist the Architectural Review Board in recognizing the important elements, which help define the City's character. The Listing was created based on the results of an architectural survey of the **Architectural Preservation District**, which was conducted by Frazier Associates of Staunton in 1992 and was partially funded by the Virginia Department of Historic Resources. The Listing includes neighborhoods, which the survey report identifies as potentially eligible for inclusion on the national and State Registers of Historic Places.

Of approximately 750 buildings in the Architectural Preservation District outside the Colonial Williamsburg Historic Area and the campus of the College of William and Mary, 250 properties are listed as locally significant (Appendix G). Included among those listed, as suggested by the survey report, are all properties within areas recommended eligible for historic district status on the National and State Registers, such as College Terrace, West Williamsburg Heights, Chandler Court, Pollard Park, Braxton Court, and the Merchants Square and Prince George Street commercial area. The Listing also includes properties inadvertently excluded from the survey report recommendations and adds other properties, which contribute to the architectural, cultural, and historical image of the City. On the Listing are two Colonial houses on Francis Street and four relocated Colonial houses outside the Historic Area, two early 19th century vernacular houses, two antebellum 19th century houses, 60 Victorian and turn-of-the-century vernacular houses, 36 Bungalows, 16 Foursquares, 96 Colonial Revival houses, and various Colonial Revival civic and commercial buildings and churches from the 1930s.

CORRIDOR PROTECTION DISTRICTS

In the **Corridor Protection Districts**, the Architectural Review Board will review all construction and signage with the exclusion of State properties of the College of William and Mary. It is the intent of this district as outlined in the 1989 Comprehensive Plan and the 1991 City Zoning Ordinance to protect and enhance the special character of the Colonial Williamsburg Historic Area and the Architectural Preservation District by ensuring that the major access corridors to these areas are developed and maintained in a harmonious and compatible manner.

The boundaries and locations of the **Corridor Protection Districts** (CPDs) were suggested by State Enabling Legislation and the 1989 Comprehensive Plan and are located along the major entrance corridors of the City. The nine CPDs are located along: Richmond Road (west of Brooks Street); Monticello Avenue; Jamestown Road (south of 718 Jamestown Road); Route 199; Route 132 (north of Dunning Street) and By Pass Road; Merrimac Trail (east of Woodshire) and Second Street (east of 134 Second Street); South Henry Street (south of South Boundary Street); Capitol Landing Road (north of the Colonial Parkway) and York Street (east of Ramada Inn Points Hotel by Sheraton). (The CPDs are identified on the enclosed map.) It is also the intent of these districts to encourage the improvement of the architectural and visual character of these major corridors, and to encourage development, which is compatible with the character of the Architectural Preservation District.



THE CITY OF WILLIAMSBURG, VIRGINIA

1000' 500' 0 500' 1000'
Scale Feet



- Archaeological Protection District
- 1. "Old Town" Williamsburg resource area
- 2. Capitol Landing resource area
- 3. College Landing resource area
- 4. Civil War battle sites resource area
- 5. Richneck Plantation resource area

OFFICIAL ZONING MAP ARCHITECTURAL REVIEW DISTRICTS SHEET 2 OF 3

THE OFFICIAL ZONING MAP CONTAINS:
SHEET 1: ZONING DISTRICTS
SHEET 2: ARCHITECTURAL REVIEW DISTRICTS
SHEET 3: CHESAPEAKE BAY PRESERVATION AREAS

ADOPTED BY CITY COUNCIL (2013/09/10) (Ord. No. 98-00)			
By Order of Council			
Shirley Coffey, Clerk of Council			
Ord. No.	Date	Ord. No.	Date